

Pueblo West Committee of Architecture
June 27, 2019
Minutes

The Committee of Architecture of the Pueblo West Metropolitan District met in regular meeting at 729 E Gold Dr, Pueblo West, Colorado on June 27, 2019, at the hour of 5:30 p.m. Leanna Lowe called the meeting to order.

ROLL CALL: On roll call there were present Leanna Lowe, Jennifer Mitchell, Rick Dickerson, and Staphanie Cordova-Catalano. Member Bill Vickers was excused. Also present were Community Development Director Laurie Cozzetto and legal counsel Harley Gifford. Twelve citizens signed in.

MINUTES: Motion was made by Member Mitchell to approve the minutes for the regular meeting held on June 13, 2019. The motion was given a second by Member Dickerson. The motion carried.

LEGAL REPORTS: Mr. Gifford told the Committee that there were 3 active cases, 3 to be filled, and 3 contempt cases. Several property owners have brought their property into compliance, allowing legal counsel to close those cases. Following the legal report, Mr. Gifford was excused.

SINGLE FAMILY RESIDENTS:

IROC

Liberty Point Tract 5, Block 8, Lot 25

A single family residence to be constructed at 1160 S. Greenway Drive. Al was present to represent the application. Motion made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

MVP Constructors

Tract 146, Block 4, Lot 15

A single family residence to be constructed at 973 E. Blackstone Drive. Representation was present. Motion made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

Premier Homes

Tract 233, Block 11, Lot 25

A single family residence to be constructed at 1143 E. Desert Cove Drive. Augie was present to represent the application. Motion made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

GKS Construction

Tract 236, Block 18, Lot 3

A single family residence to be constructed at 524 E. McClave Drive. Motion made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

Kodiak Construction

Tract 236, Block 20, Lot 9

A single family residence to be constructed at 578 E. Milt Drive. Motion made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Loveable Homes
Tract 236, Block 22, Lot 17

A single family residence to be constructed at 557 N. Abeyta Drive. Motion made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

GKS Construction
Tract 237, Block 6, Lot 5

A single family residence to be constructed at 1140 E. Dove Creek Drive. Motion made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

M & W Homes, Inc.
Tract 251, Block 12, Lot 12

A single family residence to be constructed at 214 E. Parkridge Drive. Whitney Graves was present to represent the application. Motion made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Sky Creek Homes
Tract 303, Block 2, Lot 10

A single family residence to be constructed at 1381 W. Los Charros Drive. Nicole was present to represent the application. Motion made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Premier Homes
Tract 304, Block 4, Lot 4

A single family residence to be constructed at 155 S. Ensenada Drive. Augie was present to represent the application. Motion made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

M & W Homes, Inc.
Tract 307, Block 7, Lot 1

A single family residence to be constructed at 526 S. Venango Drive. Whitney Graves was present to represent the application. Discussion was held regarding the proposed front yard at 60' and the design of the home. Member Dickerson abstained from voting. Motion was made by Member Cordova-Catalano to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet is applied. The motion was given a second by Member Mitchell. Member Lowe voted nay. The application will be continued until the next meeting. Member Lowe and Mitchell will meet with the builder on the site to go over the set back and the design.

Sanchez
Tract 308, Block 9, Lot 11

A single family residence to be constructed at 1105 W. Moccasin Drive. Ms. Sanchez was present to represent the application. Motion made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Bulldog Homes
Tract 311, Block 1, Lot 9

A single family residence to be constructed at 1537 W. Siesta Drive. Anthony with Bulldog was present to represent the application. Motion made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Sky Creek Homes
Tract 312, Block 8, Lot 10

A single family residence to be constructed at 776 S. Presidio Drive. Nicole with Sky Creek was present to represent the application. Motion made by Member Lowe to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Loveable Homes
Tract 313, Block 1, Lot 11

A single family residence to be constructed at 1457 W. Delaney Drive. Motion made by Member Cordova-Catalano to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

Bitt Built Homes
Tract 334, Block 2, Lot 13

A single family residence to be constructed at 747 W. Calle De Caballos. Mike Bittenbinder was present to represent the application. Motion made by Member Lowe to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

Adobe Construction
Tract 347, Block 5, Lot 26

A single family residence to be constructed at 858 S. Sterling Drive. Adobe had a representative present to represent the application. The Committee suggested making some changes in the exterior of the home to differ from the one next door that is similar. Adobe agreed to do so. Motion made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Dickerson. The motion carried.

New Castle Homes
Tract 357, Block 3, Lot 3

A single family residence to be constructed at 923 S. Bayonne Drive. Mitchell and Brian Cowan were present to represent the application. The Committee suggested that the placement of the home line up with the neighboring homes the best that they can. Motion made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Mitchell. The motion carried.

C.A. Enterprises
Tract 382, Block 9, Lot 13

A single family residence to be constructed at 453 E. Joe Martinez Boulevard. Ed with C.A. was present to represent the application. Motion made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

C.A. Enterprises
Tract 382, Block 9, Lot 14

A single family residence to be constructed at 431 E. Joe Martinez Boulevard. Ed with C.A. was present to represent the application. Motion made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet are applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Veltri Steel
Tract 383, Block 7, Lot 2

A single family residence to be constructed at 582 S. Archdale Drive. A representative from Veltri was present to represent the application. Motion made by Member Mitchell to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet is applied. The motion was given a second by Member Cordova-Catalano. The motion carried.

Cadre Development
Tract 401, Block 2, Lot 60

A single family residence to be constructed at 1159 N. Red Granite Lane. Randy with Cadre was present to represent the application. Motion made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet is applied. The motion was given a second by Member Mitchell. The motion carried.

MVP Constructors
Tract 402, Block 1, Lot 334

A single family residence to be constructed at 1217 N. White Tail Place. A representative from MVP was present to represent the application. Motion made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet is applied. The motion was given a second by Member Mitchell. The motion carried.

Cadre Development
Tract 406, Block 5, Lot 90

A single family residence to be constructed at 1326 N. Farley Avenue. Randy with Cadre was present to represent the application. The Committee told Cadre to be sure to line up the house with the house next door. Motion made by Member Dickerson to approve the plans as submitted provided numbers 1, 2, 8 & 9 on the attached motion sheet is applied. The motion was given a second by Member Mitchell. The motion carried.

ACCESSORY STRUCTURE APPLICATIONS:

Ryan
Tract 236, Block 9, Lot 8

A 48' x 30' storage building with 19' height to be constructed at 741 E. Thistle Drive. Motion was made by Member Dickerson to approve the plans as submitted provided numbers 2, 7 & 8 on the attached motion sheet are applied and that there be at least a minimum 6" overhangs or gutters constructed on the structure. The motion was given a second by Member Mitchell. The motion carried.

McElwain/ABC Sheds
Tract 338, Block 4, Lot 9

A 42' x 26' detached garage with 14' height to be constructed at 873 S. Kline Drive. Motion was made by Member Mitchell to approve the plans as submitted provided numbers 2, 7 & 8 on the attached motion sheet are applied and

that there be at least a minimum 6" overhangs or gutters constructed on the structure. The motion was given a second by Member Dickerson. The motion carried.

HEARINGS:

5th & Braxton Investments Tract 148, Block 7, Lot 3

A hearing was held for the violations noted on the property at 1660 N. Bonita Drive. The violations are the storage of miscellaneous items to include a semi trailer and old Rv on the vacant lot. There was no one present to represent the property. Motion was made by Member Mitchell to find the property in violation and for the file to be sent to Mr. Gifford to proceed with litigation since this violation has been relocated from another Pueblo West property. The motion was given a second by Member Dickerson. The motion carried.

Geiger Tract 148, Block 7, Lot 27

A hearing was held for the violations noted on the property at 231 E. Amache Lane. The violations are the storage of miscellaneous items on the property to include a metal storage box car. There was no one present to represent the property. Motion was made by Member Mitchell to find the property in violation and for the file to be sent to Mr. Gifford. The motion was given a second by Member Dickerson. The motion carried.

Family Dollar #29160 Tract 385, Block 1, Lots 7 & 8

A hearing was held for the violations noted on the property at 230 S. Purcell Boulevard. The violations are the storage of miscellaneous items on the property to include a metal storage box car. There was no one present to represent the property. Motion was made by Member Mitchell to find the property in violation and for the file to be sent to Mr. Gifford. The motion was given a second by Member Dickerson. The motion carried.

APPROVALS RECOMMENDED BY STAFF:

Racine Tract 149, Block 6, Lot 2

A 16' x 16' storage building with 8' height to be placed at 845 E. Heron Drive. Motion made by Member Cordova-Catalano to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Schroeder Tract 233, Block 6, Lot 35

A construction extension for the detached garage at 587 N. Canvas Drive. Motion made by Member Cordova-Catalano to approve the extension for 60 days from the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

McDonald Tract 233, Block 14, Lot 21

A color change for the residence located at 471 N. Escondido Drive. Motion made by Member Cordova-Catalano to approve the plans as submitted provided construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Montoya
Tract 233, Block 32, Lot 6

A 2nd construction extension on a 784 square foot house addition at 750 N. Iliff Drive. . Motion made by Member Cordova-Catalano to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Logue
Tract 239, Block 3, Lot 75

A 12' x 8' storage building with 11' height to be constructed at 707 E. Linda Avenue. Motion made by Member Cordova-Catalano to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Manchester
Tract 300, Block 7, Lot 11

A construction extension on a storage building to be constructed at 1662 W. Alvarado Drive. Motion made by Member Cordova-Catalano to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Longmire
Tract 301, Block 3, Lot 19

A 32' x 16' patio cover to be constructed at 1851 W. Chimazo Drive. Motion made by Member Cordova-Catalano to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Huff
Tract 303, Block 19, Lot 12

A 50' x 16' detached garage carport with 12' height to be constructed at 1073 W. Mescalero Drive. Motion made by Member Cordova-Catalano to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Roberts
Tract 304, Block 4, Lot 20

A 6' cedar fence to be constructed at 186 S. Calle Ramona Drive. Motion made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Reding
Tract 311, Block 4, Lot 3

A 22' x 10' inground pool to be constructed at 1397 W. Carrizo Springs Avenue. Motion made by Member Cordova-Catalano to approve the plans as submitted provided construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Frank
Tract 319, Block 2, Lot 2

6' vinyl fencing to be constructed at 778 S. El Nido Court. Motion made by Member Cordova-Catalano to approve the plans as submitted provided number 5 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Gillispie
Tract 335, Block 14, Lot 3

Roof mounted solar panels to be placed on the residence located at 686 S. Bayfield Avenue. The tract being 90% built out, the Committee no longer has standing so takes a position of no position.

Sanchez
Tract 336, Block 6, Lot 12

6' cedar fencing to be constructed at 376 E. Stanley Drive. The tract being 90% built out, the Committee takes a position of no position.

Hemperly
Tract 346, Block 4, Lot 3

A 30' x 20' storage building with 12' height to be constructed at 234 S. Hacienda del Sol Drive. . Motion made by Member Cordova-Catalano to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Lening
Tract 347, Block 2, Lot 36

Roof mounted solar panels to be constructed at 810 S. Aguilar Lane. Motion made by Member Cordova-Catalano to approve the plans as submitted provided the panels are maintained and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Stewart
Tract 347, Block 7, Lot 16

6' concrete block fencing to be constructed at 946 S. Greenway Avenue. Motion made by Member Cordova-Catalano to approve the plans as submitted provided sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Doutt
Tract 347, Block 12, Lot 2

Roof mounted solar panels to be constructed at 810 S. Aguilar Lane. Motion made by Member Cordova-Catalano to approve the plans as submitted provided the panels are maintained and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Morgan
Tract 350, Block 1, Lot 22

6' cedar fencing to be constructed at 43 S. Fairknoll Lane. The tract being 90% built out, the Committee takes a position of no position.

DeBoth

Tract 350, Block 9, Lot 21

Roof mounted solar panels to be placed at 163 S. Golfwood Drive. The tract being 90% built out, the Committee takes a position of no position.

Reese

Tract 350, Block 14, Lot 14

A 12' x 10' storage building with 10' height to be placed at 440 W. Parkway Drive. The tract being 90% built out, the Committee takes a position of no position.

Archuleta

Tract 351, Block 10, Lot 2

6' cedar fencing to be constructed at 329 S. Littler Drive. The tract being 90% built out, the Committee takes a position of no position.

Young

Tract 352, Block 1, Lot 9

A patio cover to be constructed at 538 W. Hook Drive. The tract being 90% built out, the Committee takes a position of no position.

Nielsen

Tract 356, Block 3, Lot 15

A 30' x 24' storage building with 14' height to be constructed at 684 S. Bellflower Drive. Motion made by Member Cordova-Catalano to approve the plans as submitted provided number 7 on the attached motion sheet is applied and that construction is complete within 60 days of the approval date of June 27, 2019. The motion was given a second by Member Dickerson. The motion carried.

Other Matters:

Discussion about the 'Secure Store' abandoned storage facility located on Spaulding Avenue was held. The bank located in LaJunta is trying to sell the property. There have been a number of inquiries made to the Committee office. Hopefully there will be some improvements made soon.

Discussion about the Dabovich property located on Purcell Boulevard was held. Laurie Cozzetto stated that Brandon Dabovich has been made aware of the zoning of his residence and the use of the property as a recreational facility, youth facility or other venue will not be allowed per zoning restrictions. Dabovich has stated a number of times that he is developing the property for his personal use only. Pueblo County Zoning has also been made aware of the continuing development and have contacted Dabovich also.

The Committee inquired about the joint meeting that was supposed to happen with the Metro Board of Directors. Staff stated they would continue to request a joint meeting be scheduled.

No further business to come before the Committee at this time, the meeting was adjourned.

Submitted:


Jennifer Mitchell
Secretary

JM: lc

Pueblo West Committee of Architecture
Motion sheet for approval

1. Submission of a stamped foundation plan to the PWCOA office prior to excavation.
2. The approved landscaping plan (to include at least twenty-five feet to the rear, and ANY areas disturbed by construction), is completed by **March 27, 2020**, and the landscaping is maintained thereafter. Any land disturbed beyond the scope of the landscaping plan shall be reclaimed with ground cover approved by the PWCOA. Until the landscaping is complete, weeds will be cut and kept under control.
- 2a. The approved landscaping plan for the entire lot is completed by **March 27, 2020** and the landscaping is maintained thereafter. Until the landscaping is complete, weeds will be cut kept under control.
3. The top of the evaporative cooler is located below the ridge to the rear of the roof and is colored to blend with the dwelling.
4. The propane tank is placed in accordance with the Uniform Fire Code and is screened from public view.
5. The horizontal support boards and the vertical posts for the fence are constructed to the inside of the property, or in a shadow box manner.
6. The mobile home is tied down upon arrival. That it is skirted within 45 days, and a porch (not just steps) is placed at the entry.
7. The accessory building is colored to match the dwelling.
8. Prior to any excavation work, the property lines and construction area shall be clearly marked and a lavatory placed on site. Adjacent lots shall not be disturbed or damaged by construction traffic and equipment. All trash shall be contained, containers emptied when full, and the construction area and the surrounding lots be kept free of construction debris.
9. Construction is completed within 180 days of the approval date **June 27, 2019**.
10. Model home/commercial provisions:
 - a. Adequate parking will be provided.
 - b. Identification signage will not include prices.
 - c. Sign will be maintained and removed immediately when the model home status ends or the business closes.
 - d. Model home status will end no later than _____ after approval.